

**MINUTES OF REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO
TUESDAY, SEPTEMBER 20, 2005**

REGULAR MEETING

The Redevelopment Commission of Greensboro met in regular meeting in the Plaza Level Conference Room, Melvin Municipal Building, on Tuesday, September 20, 2005 at 5:00 p.m. Commissioners present were: Chair Joe Wood, Scott Lilly and Jerry Leimenstoll. Dan Curry and Dyan Arkin represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

Chair Wood called the meeting to order and welcomed everyone to the meeting. He asked that anyone wishing to speak come up to the microphone, identify themselves, and give their name and address.

1. APPROVAL OF THE MINUTES OF AUGUST 16, 2005.

Mr. Leimenstoll moved approval of the minutes of August 16, 2005 as written, seconded by Mr. Lilly. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

Mr. Curry gave a brief overview of the tour in Ole Asheboro. There was a meeting with a number of people in the Local Ordinance Enforcement Office including Dan Reynolds, Danny Nall and two of the Enforcement Officers that generally work in that area. It was determined that Local Ordinance Enforcement would revisit the area and give a report in the very near future on any properties with outstanding inspection complaints or violations. There was a discussion among the Commission members concerning what steps should be taken in the future concerning this neighborhood.

2. PUBLIC HEARING ITEM. EAST SIDE PARK NEIGHBORHOOD. AMENDMENT TO REDEVELOPMENT PLAN.

Dyan Arkin reported that at the August 16, 2005 regular meeting, in response to a proposal from Habitat for Humanity to build 22 single-family attached dwelling units on three lots currently owned by the Commission and an adjoining lot, the Commission voted to hold a public hearing for the purpose of considering an amendment to the Eastside Park Redevelopment Plan to restate uses for 1845, 1847 & 1851 Spencer Street. The proposed amendment would change the use from Single Family Residential to Single Family Attached Residential on 1845 & 1847 Spencer Street and from Multifamily Residential to Single Family (Attached) Residential on 1851 Spencer Street. She pointed out the subject properties on the maps available for viewing. The Commission is asked to consider this plan amendment, subject to final approval by Greensboro City Council.

There was no one else present to speak to this proposal and the public hearing was closed.

Mr. Leimenstoll moved to amend the Eastside Park Redevelopment plan as discussed, relevant to 1845, 1847 and 1851 Spencer Street, seconded by Mr. Lilly. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

3. PUBLIC HEARING ITEM. EASTSIDE PARK NEIGHBORHOOD. SALE OF 1845, 1847 AND 1851 SPENCER STREET TO HABITAT FOR HUMANITY OF GREATER GREENSBORO.

At the August 16, 2005 regular meeting the Commission voted to hold a public hearing in this matter for the purpose of offering the properties at 1845, 1847 and 1851 Spencer Street for sale to Habitat for Humanity of Greater Greensboro, a non-profit corporation, for the sum of \$60,000 for its non-profit purpose of providing affordable housing, more specifically for development of single family attached housing, subject to such development being further approved pursuant to contract by the Commission, subject to restrictions running with the land limiting its use to owner-occupied residential purposes, such use being in accordance with the Eastside Park Redevelopment Plan, and further subject to final approval of Redevelopment Plan Amendment and sale, by the Greensboro City Council. Final plans would be submitted for Commission approval prior to construction. The Commission is asked to consider this sale.

Phil Barbee, Habitat for Humanity, presented drawings of the proposed construction and the site plan and stated that they propose to build five separate units with four separate dwellings in each unit. He went into detail about the materials to be used and the design of the proposed buildings. He also explained some of the qualifying criteria for ownership of these homes.

There being no further speakers, Chair Wood closed the public hearing.

Mr. Leimenstoll moved to approve the sale of 1845, 1847 and 1851 Spencer Street, to Habitat for Humanity for the total purchase price of \$60,000, subject to approval by the Commission of all construction/site plans and specifications, owner-occupancy restrictions and other restrictions required for the sale of Commission owned properties, such purchase to take place within sixty days of plan approval by the Commission, seconded by Mr. Lilly. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

4. WILLOW OAKS NEIGHBORHOOD. SALE OF PROPERTY TO GREENSBORO HOUSING AUTHORITY.

Dyan Arkin reported that in December of 2004, the Commission approved an agreement to convey property acquired for Willow Oaks redevelopment (in accordance with the Morningside/Lincoln Grove Redevelopment Plan), to the Greensboro Housing Authority for use in a proposed low income tax credit project in Willow Oaks. The project developer, Crosland, Inc. of Raleigh, was notified of the award of tax credits for this project in July 2005. Land for the project, 59 units of attached multifamily housing for households with incomes at or below 50% of median income, is scheduled to be conveyed in mid-October to the Greensboro Housing Authority. Conditions of conveyance, as outlined in the agreement submitted for review, are in process. Documents are under review by staff and RCG counsel. The Commission is asked to schedule a special meeting to approve conveyance of the land prior to the October 4th 2005 City Council meeting date.

In response questions, Larry Holt, Greensboro Housing Authority, stated that there are time constraints put on the developer by the State.

Mr. Wood moved that the Commissions' Counsel review the documents and carry it forth in a timely fashion with the previously approved disposition agreement, with the proviso that if any unexpected situations arise that requires Commission approval or attention, the staff would bring it forward at a Special Meeting with 48 hours public notice, seconded by Mr. Lilly. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

5. EASTSIDE PARK NEIGHBORHOOD. 206-208 YORK STREET – COUNTEROFFER FROM OWNER.

Dyan Arkin stated that at the June 15, 2004 meeting, the Commission authorized an offer to purchase at the appraised value of \$77,000. The owners indicated that they did not agree with the opinion of value and wanted to get their own appraisal. At the October 19, 2004 meeting, after repeated unsuccessful attempts by staff to work with the owners in obtaining owner's appraisal, the Commission authorized condemnation. Counsel for the property owners has submitted a counter offer requesting an additional sum of \$11,200 above the original offer amount, making the counter offer amount \$88,200. This property contains a four-unit apartment building on the corner of York and Peachtree Streets. The Commission is asked to consider this counteroffer.

Mr. Wood moved that the offer price be increased to \$88,200 for the properties at 206 – 208 York Street. The motion died for lack of a second.

Chair Wood said staff should continue with condemnation.

After some discussion, Mr. Wood moved that the Commission go into Executive Session. Mr. Leimenstoll seconded the motion. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

At this time the Commission went into Executive Session.

Chair Wood reported that during Executive Session, the Commission agreed to revisit the issue of the counteroffer at 206-208 York Street.

Mr. Leimenstoll moved to offer \$88,200 for the property at 206-208 York Street, seconded by Mr. Lilly. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

6. OLE ASHEBORO NEIGHBORHOOD – REQUEST FOR PUBLIC HEARING ON SALE OF PROPERTY TO GREENSBORO HOUSING DEVELOPMENT PARTNERSHIP.

Mr. Curry stated this is a request for a public hearing. He explained the area involved in this project and pointed out the area on the maps. In the past 20 years, the City and the Redevelopment Commission have been working with residents from the Ole Asheboro neighborhood on a comprehensive neighborhood revitalization effort. As part of that effort, a number of properties have been purchased and held by the Commission and the City in anticipation of an upcoming development initiative. The time has come to begin this new development.

Approximately 13 acres are currently owned by the Redevelopment Commission in the area between Lee Street and Douglas Street. During a public planning process in 2003 and 2004 to update the Ole Asheboro Redevelopment Plan, an urban design team lead by UDA Associates, developed a conceptual plan for this property. The plan focuses on the creation of a mixed-use activity center near the intersection of Martin Luther King, Jr. Drive and Bragg Street. Additional new housing units are proposed for the areas further away from MLK, Jr. Drive.

The Ole Asheboro Planning Advisory Committee has been actively involved in the preparation and review of a TND Plan and development RFQ. Documents explaining and detailing the TND and RFQ were submitted for review.

Mr. Wood moved to hold a public hearing at the next regularly scheduled meeting, October 18, 2005, to discuss the sale of property in the northern part of Martin Luther King Drive, seconded by Mr. Leimenstoll. The Commission voted 3-0 in favor of the motion. (Ayes: Wood, Leimenstoll, Lilly. Nays: None.)

6. ADDITIONAL BUSINESS.

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There being no further business before the Commission, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

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